

Redevelopment of 70/100 Eye Street, SE

VCP ID #: 2005-005

Site Name: 70/100 I Street, SE

Site Address: 70/100 I Street, SE, Washington, DC 20003

Square No.: 695

Lot No.: 0816

Size: 2 acres

The redevelopment of the 70/100 I Street, SE project included approximately two acres of land formerly used as a car repair facility and a vacant lot located in Southeast Washington, DC. The subject property was also previously occupied by a rail yard during the 1800s. The redevelopment project included a multi-story mixed residential building that includes 13 stories and 750 residential units, with 600 parking spaces. The project team included JPI Development Services, L.P. and Environmental Consultants and Contractors, Inc. (ECC).

As part of the development, extensive investigation of the soil and groundwater was performed to fully characterize the site and identify Environmental Recognized Conditions (REC) at the subject property. The applicant entered into the District's Voluntary Cleanup Program (VCP) and submitted a VCP application along with comprehensive site assessment reports for DDOE's review. The site was accepted by the VCP and successfully completed the characterization and assessment requirements. Before construction was initiated, a Clean-up Action Plan (CAP) and a health and safety plan were formulated to address soil and groundwater impacted by low levels of petroleum and Polynuclear Aromatic Hydrocarbon (PAH) contamination. The remedial actions included massive excavation and removal of 18,783 tons of impacted soil and treatment of 1.75 million gallons of groundwater. Once the approved remedial actions were completed and all applicable requirements were met a final "Certificate of Completion" was issued by the VCP.

Environmental issues due to past property uses can pose major obstacles in many urban redevelopment projects. The VCP Program and the liability protection that it offers are often vital components in redeveloping urban properties. Many times, the only way a developer can secure financing or satisfy lease conditions for commercial tenants is through partnering with the VCP program.

The successful redevelopment of the two acres of land at 70/100 I Street, SE addressed through the VCP program, has returned the underused and neglected tract of land into high end residential viability and has benefited the city and its residents.



70/100 Eye Street, SE (before)



70/100 Eye Street, SE (after)

